

CITY of CARPINTERIA CALIFORNIA



HOUSING POLICY
DEVELOPMENT, HCD

APR 15 2010

Members of the City Council

Gregg Carty - *Mayor*
Al Clark - *Vice Mayor*
J. Bradley Stein
Joe Armendariz
Kathleen Reddington

April 13, 2010

Housing and Community Development
Housing Policy Department
1800 3rd Street
Sacramento, CA 95811-6942

Re: Housing Element Annual Report 2009

Dear Colleague:

The City of Carpinteria is formally submitting its 2009 Housing Element Annual Report in conformance with Government Code Section 65400 (2)(b). The Report was presented to the City Planning Commission on April 5th and reviewed and accepted by the City Council at their April 12, 2010 meeting. I have enclosed a copy of the staff report which accompanied the Report for the City Council's review. Please let me know if you need any additional information. I can be reached by phone at (805) 684-5405 ext. 451 or by email at jackiec@ci.carpinteria.ca.us.

Sincerely,

Jackie Campbell
Community Development Director

STAFF REPORT
COUNCIL MEETING DATE
April 12, 2010

ITEM FOR COUNCIL CONSIDERATION

Review of the Year 2009 Annual Report to the State Department of Housing and Community Development on the status of the Housing Element and progress on implementation of its goals, policies and objectives

Prepared by: Jackie Campbell
Community Development Director


Signature

Reviewed by: Dave Durlinger, City Manager


Signature

STAFF RECOMMENDATION

Accept the Annual Report on the status of the Housing Element and direct the Community Development Director to submit the document to the State Department of Housing and Community Development.

I. BACKGROUND

Pursuant to California State law, each City and County is required to prepare an Annual Report to its legislative body on the status of the Housing Element and progress on its implementation. The law requires that a copy of the Annual Report be submitted to the State Department of Housing and Community Development (HCD) at the same time it is submitted to the legislative body. The Community Development Department will submit the report to the State once accepted by your Council.

II. ANALYSIS

The format and content of the Housing Element Report has been prepared in accordance with the State's submittal requirements. The City is currently in the process of updating its Housing Element and has submitted a draft for review by HCD. Comments on the Draft Element were received on October 13, 2009 and staff is continuing to work with Housing Consultant Ralph Castañeda to revise the document and based on the comments from HCD. Once HCD is satisfied with the draft document, it will be evaluated

through environmental review and later presented to the Planning Commission and City Council before a final Housing Element is submitted to the state for certification. This work will occur over the next several months.

In summary, the report shows that the City has effectively implemented its 2004 Housing Element by supporting the development of housing for various economic income groups and partnering with housing providers like Peoples' Self-Help Housing to ensure that low income rental housing is available in Carpinteria to serve the community's needs. Additionally, the report shows the City's commitment to supporting special needs populations through Community Development Block Grants issued to social service groups like the Rental Housing Mediation Task Force, Peoples' Self-Help Housing and the Boys and Girls Club that provides after-school day care on a sliding-scale fee basis.

III. FINANCIAL CONSIDERATIONS

There is no anticipated financial impact to the City as a result of submitting this report.

IV. LEGAL ISSUES

Upon submittal of this document to HCD, the City will have complied with California planning law pursuant to §65400(b)(1) of the Government Code.

V. ALTERNATIVES

1. Recommend changes and direct staff to return a revised Annual Report for further review.
2. Recommend changes be incorporated into the Annual Report and authorize the Community Development Director to submit the revised Report to HCD.

VI. ATTACHMENT

2009 Housing Element Progress Report

City of Carpinteria



2009 Housing Element Progress Report



April 2010

CITY OF CARPINTERIA

2009 Housing Element Annual Progress Report

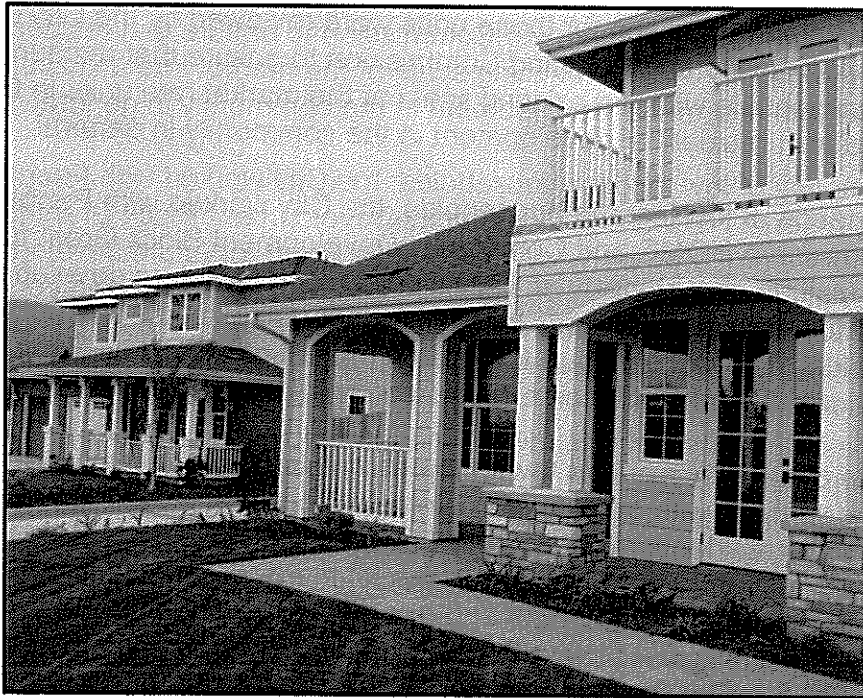
INTRODUCTION

Pursuant to §65400 of the Government Code, Community Development Department staff prepares an annual report to the City Council on the status of the General Plan and its Elements and progress being made in implementation. This is an opportunity to review activities and projects of the prior year in the areas of housing development and other programs that work toward implementing the City's Housing Element. The City's Housing Element identifies community housing needs and describes how safe, affordable housing can be provided and maintained for City residents. Included in this report are statistics demonstrating progress in meeting regional housing needs. Carpinteria adopted an update of its General Plan and Coastal Land Use Plan in January 2003 and the state certified the Housing Element in 2004. The City submitted a Draft Housing Element Update to the State Department of Housing and Community Development in August 2009 and a revised Draft Element in early 2010.

HOUSING ELEMENT

- Adoption: 2004
- Amendments: None
- Pending Amendments: Housing Element Update

The City is mandated to improve available housing for all economic groups of the community. The Housing Element considers the demographic and housing characteristics of the City of Carpinteria and evaluates governmental and non-governmental constraints to housing development. Those development opportunities identified as possible within the seven-year planning period, as well as past and existing housing programs, are examined further. Goals and objectives are set forth in the Element and each year the City makes progress toward implementing actions to achieve those goals and objectives.



Mission Terrace Units Completed in 2009

Objective – *The City of Carpinteria's housing programs pursue actions toward providing housing opportunities for all economic groups that comprise the community. The programs recognize the City's desire to offer housing that fulfills the needs of households earning different income levels while still maintaining the community's small beach town character.*

Requiring market rate residential projects to provide new affordable housing is part of Carpinteria's Inclusionary Housing Ordinance. All requirements of the City of

Carpinteria and any other applicable requirements of state and federal law are applied to development projects through the development review process.

The City recognizes it has quantified housing objectives; however, State law recognizes that quantified objectives may not be identical to the identified existing housing needs. Instead, the objectives must at least reflect a good faith effort in meeting as large a portion of identified housing need as possible. A variety of housing types were reviewed and approved in 2009 in an effort to meet the varying needs of the different economic sectors of the community.

Status – During 2009, 12 new residential units were completed. Eleven of these units were net new units, while one unit was demolished and then rebuilt on the same lot. This resulted in a net gain of 11 residential units for the City. Of these 11 units, three were built pursuant to the City's Affordable Housing Program as inclusionary units and were sold at prices affordable within the above-moderate income range. These three units comprise the inclusionary housing requirement for the Mission Terrace Estates Development. The units were targeted to households in the above-moderate income category. Site development plans for these units were reviewed by the City's Architectural Review Board and Planning Commission to ensure that residences were designed to be compatible with the existing scale of the market rate units in the development and with residential development in the community in general.

To address the needs of low income households, the City worked with Peoples' Self-Help Housing to reserve HOME and Community Development Block Grant funds to assist in the acquisition of a property at 1300 Dahlia Court for future development of multi-bedroom, multi-family apartments that will be affordable to low and very-low income households. The Dahlia Court Expansion project proposed by Peoples' will provide an additional 33 units of income restricted rental housing for Carpinteria.

Another example of the City's efforts toward meeting this objective is provided by the City's contract agreement with our Housing Element Consultant to provide professional expertise to staff and residents regarding the City's housing program. As part of the contract services, a directory of housing and special needs resources was prepared and made available to Carpinteria residents. The directory lists contact information and services provided by public and private housing agencies in the area. The information is organized by an identified need category such as rental assistance, emergency assistance, transitional housing, emergency shelter and fair housing.

Objective – *The City of Carpinteria works with the County of Santa Barbara on the Community Development Block Grant (CDBG) Program as well as the creation of other programs to fund Affordable Housing. This includes participation in the Joint Cities and County Housing Task Group meetings, a presence at the Santa Barbara County HOME Consortium Steering Committee, and continued communication between City staff and People's Self-Help Housing Corporation staff on potential affordable housing projects in Carpinteria. (Category 1 – Affordable Housing Overlay Zone)*

Status – In 2009, the City made recommendations for grant funding under the Community Development Block Grant (CDBG) program to social service providers working in the City. Grants were awarded to Peoples' Self-Help Housing Corporation's Youth Education Enhancement Program and its Housing the Homeless Program, to the City of Santa Barbara's Rental Mediation Task Force which assists residents through tenant-landlord dispute resolution, and the Boys and Girls Club's Carpinteria Clubhouse Daycare Program which provides after-school care on a sliding scale fee basis. A total of \$19,571 was awarded. Additional funds, in the amount of \$6,500, were dedicated from the City's General Fund by the City Council to supplement the requests made by Boys and Girls Club and Peoples' Self-Help Housing.

City staff attended several meetings of the Joint Cities-County Affordable Housing Task Group where information was exchanged among the various agency representatives. Reports were provided to the City Council in the monthly Departmental Briefings.

The Community Development Director participated in the HOME Consortium Steering Committee annual meeting. The City of Carpinteria had one project which received a reservation of funding in 2009: Peoples' Self-Help Housing's Dahlia Court Expansion Project. The Consortium reserved \$71,909 of HOME funds and \$49,000 of CDBG funds (\$120,909 total) to assist Peoples' with site acquisition costs. Over the past several years, a total of \$988,605 has been reserved for this project from City or Carpinteria and County of Santa Barbara HOME and CDBG funds.

Objective – *The City of Carpinteria wants to encourage Peoples' Self Help-Housing in the Camper Park renovation plans (Casas de las Flores) and the Dahlia Court Apartments expansion project. Both of these projects would provide affordable rental units for low income households. (Category 3A – Mobile Homes)*

Status – City staff has reviewed conceptual plans for the development of Phase II of the Dahlia Court Apartments property and for the Casas de las Flores (Camper Park Renovation) project. Constructing the Dahlia Court expansion project first would allow Peoples' to move residents from the Camper Park into the new units at Dahlia Court before beginning construction of the Casas de las Flores project at the Camper Park site. Conceptual plans for development of these sites are provided below.



Dahlia Court Expansion



Casas de las Flores

Objective – Pursue a contract with the City of Santa Barbara for Affordable Housing Program Assistance. Work under this contract includes providing notice of affordable unit availability to interested persons, creating an application for income certification and qualification evaluation, managing lottery selections, posting information on the City's website, completing all required escrow instruction documents, assisting in resales and monitoring occupancy over time. (Category 4 – Monitoring)

Status – Under an existing contract, City of Carpinteria staff worked with City of Santa Barbara Housing Program staff to implement the affordable housing program for the three inclusionary units at Mission Terrace Estates. A lottery was conducted to determine eligible purchasers from among many applicants seeking the opportunity to purchase an affordable home in Carpinteria. City of Santa Barbara staff completed all paperwork associated with qualifying buyers, recording agreements and completing escrow for the units that were available in 2009. Additionally, under this same contract, City of Santa Barbara staff will administer the City of Carpinteria's monitoring program which includes confirming occupancy and compliance with all program rules on an annual basis. The first year of monitoring for the units was done in 2009. Thereafter, this will be implemented on an annual basis to ensure compliance over the 30-year affordability term for these units.

The tables below show the number of residential units built in 2009 (i.e., units that were granted Occupancy Clearance by the Community Development Department), units approved in 2009 (having been issued a Building Permit), the City's progress toward meeting its Regional Housing Needs Allocation, and finally, the summary of units approved and constructed throughout the Housing Element cycle.

Table I: Residential Units Completed In 2009

Applicant Name	Address	Number of Units	Income Category
M. Timm "Mission Terrace"	4886, 4832, 4965, 4953, 4929, 4905, 4887, 4941, 4815 El Carro Lane	New: 9 SFDs	Above Moderate
Soares	4815 Sandyland Road	Demo: 1 SFD New: 3 MFD	Above Moderate
Total Residential Units Completed In 2009: 12 (Net Gain = 11)			

Table II: Residential Units Approved In 2009

Applicant Name	Address	Number of Units	Income Category
M. Timm "Mission Terrace"	4827, 4815, 4886 El Carro Lane	3 SFDs	Above Moderate
Bega	1000 Bega Way	3 MFD	Above Moderate
Franssen	750 Palm Avenue	1 MFD	Above Moderate
Bouté	4717 Dorrance Way	Demo: 1 SFD New: 1 SFD	Above Moderate
Vasquez	5160 El Carro Lane	1 SFD	Above Moderate
Gutierrez	1097 Cramer Road	Demo: 1 SFD New: 1 SFD	Above Moderate
Stapleton	671 Oak Avenue	Demo: 1 SFD New: 1 SFD	Above Moderate
Total Residential Units Approved in 2009: 11 (Net Gain = 8)			

Table III: Regional Housing Needs Allocation (RHNA) Progress

Income Group	2007-2014 RHNA	Total Units Added 2007	Total Units Added 2008	Total Units Added 2009	Units Needed
Extremely Low	33	0	0	0	33
Very Low	37	0	0	0	37
Low	52	0	0	0	52
Moderate	55	0	0	0	55
Above Moderate	128	24	56	11	37
TOTAL	305	24	56	11	214

Table IV: Permitted Units / Constructed Units (gross)

Year	Units Issued Building Permits	Units Completed (Issued Certificate of Occupancy)
2007	32	28
2008	1	61
2009	8	11
TOTAL	41	100

Conclusion

The Housing Element Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2009 that worked towards improving the quality and quantity of affordable housing in Carpinteria. As required by state law, the 2009 Housing Element Update is in progress and will be completed in 2010. Given the success of Carpinteria's program, many of the affordable housing strategies will be continued into the next housing cycle.